

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a workshop on **Monday, July 24, 2023**, at 4:00 p.m., at McAllen City Hall Third Floor (3rd) Commission Chambers.

Mayor Javier Villalobos, Commissioner Antonio "Tony" Aguirre, Jr., Mayor Pro Tem Omar Quintanilla, Commissioner Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad, Commissioner Jose R. "Pepe" Cabeza de Vaca were present.

Absent: Commissioner Joaquin Zamora

Also, present City Manager Roy Rodriguez, City Attorney Isaac Tawil, Assistant City Manager Michelle Rivera, Assistant City Manager Joe Vera, Assistant City Manager Jeff Johnston, and City Secretary Perla Lara.

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order at 4:00 pm.

1. PRESENT QUESTIONS TO STAFF RELATING TO THE JULY 24th REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions relating to the regular meeting agenda.

2. DISCUSSION ON ILLEGAL CARPORTS.

Planning Director Edgar Garcia updated Council on illegally built structures noting that carports tend to be the most notable examples of unpermitted and uninspected structures. It was added that the current situation is increasingly, illegally built carports have been caught and issued to stop work orders; 70% of ZBOA cases this year have been due to carports violating the City's zoning ordinance. This starts with the homeowners on the process to come under compliance. Also noted was that illegal structures continue to be out of compliance no matter how long they have been up.

Staff proposed given the increased attention illegally built carports have had, there has been a proposal to "grandfather" carports built a certain number of years ago. Staff do not recommend this path as determining when an unpermitted structure was built is difficult even with historical imagery. It was mentioned that staff believe there is already a straightforward process for coming into compliance and that the public would be better served with awareness campaign than simply allowing illegal structures to remain.

Discussion ensued. Comments were shared by Council. Questions were asked related to grandfathering, compliance, and special exceptions. Staff answered questions posed by Council. Staff was directed to keep the course.

Mayor Javier Villalobos thanked staff for their presentation.

3. PRESENTATION ON EXPANSION TO THE MCALLEN HERITAGE CENTER.

Mrs. Elva Cerda gave a brief presentation on the expansion to the McAllen Heritage Center. She noted an average of over 12,000 visitors go to McAllen Heritage Center. The museum hosts leadership classes, school field trips, various organizations and city meetings, and visitors from region, state, and county.

It was noted that many renovations to improve the facility have been completed over the 14 years in service. Major renovations were done in 2019 resulting in new men's and women's restroom facilities, new HVAC for storage area, laundry area and a new multi-use room which resulted in 450+ square feet of usable space. Also noted was that funding for said project was accomplished via the City of McAllen Development Corporation.

Additionally, other improvements were discussed as follows:

- \$70,000.00 Grant from Hidalgo County Historical Foundation for building needs
- \$50,000.00 to MHC repair at the south end of the facility

- Building enhancements such as interior paint, repair, exterior wall repair, flooring repairs, and new front doors, interior tile art murals and exterior south wall murals, and solar panels

Discussion ensued. Comments were shared by Council. Questions were asked related to grants, construction, 1st and 2nd use of floors, gallery, exhibits, fixtures, resources, and fundraisers. Staff answered questions posed by Council.

It was the consensus of Council to discuss further at budget workshop meetings.

4. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT)

A) CONSULTATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087 T.G.C.)

PUBLIC COMMENT: There was no citizen public comment:

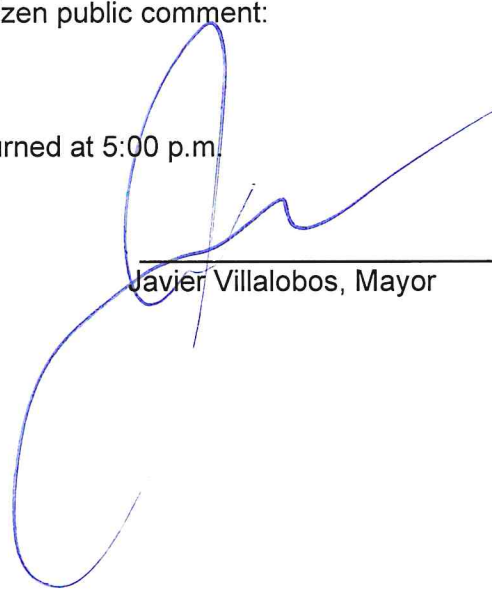
ADJOURN

Without objection, the meeting was adjourned at 5:00 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor